

Whitman Coulee Ranch

\$2,200,000

Location: This ranch is located 35 miles east of Billings and 5 miles west of Hardin. It lies just north of the interstate highway. There is access from the Toluca interchange and also from county roads on the northeast portion of the ranch.

Acreage: 8,034 deeded acres.

Precipitation: 12 to 14 inches average annual precip.

Carrying Capacity: The approximate carrying capacity is .22 AUMS/Acre.

Crop Production: There are 1980 acres of dryland wheat that averaged 48 bu/acre for the last 3 years under present ownership. Cropland is summer fallowed on alternate years. Good crop residue and no obvious erosion or weed problems.

General Description: This ranch lies in one contiguous block just north of the interstate with easy access.

Topography & Vegetation: The grazing land on this ranch is gently rolling terrain with big sagebrush, and native grass species. There is some cheatgrass present but overall the rangeland on these clayey soils is in good condition.

Water: There is an artesian well and approximately 12 miles of stockwater pipeline. There are several intermittent drainages with small dams. Ranch appears to be well watered.

Improvements: Two older homes, nice shop, feedlot, elevator, and grain storage. Fences are in good condition.

Minerals: Five gas wells will be drilled on this ranch in September. Owner has limited mineral rights.

Wildlife: Many antelope, some sharptail grouse, and there may be some sage grouse present. This ranch is part of a Block Mgmt hunting area.

Comments: This ranch has productive cropland, and well managed rangeland with good water distribution.



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